

**Vicary & Co**  
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# Vicary & Co

Chartered Surveyors & Property Agents

**Estate Agents & Valuers**  
Residential - Commercial - Rural



9 Parsonage Road, Bridport, Dorset, DT6 5ET  
Guide Price £340,000



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A spacious three bedroom detached house situated within walking distance of Bridport town with an attractive garden and parking.



# Property Details

- Three Bedrooms
- Attractive Garden
- Period Property
- Convenient Town Location

## THE PROPERTY

Forming part of the historic Saxon settlement of Allington, 9 Parsonage Road is an attractive detached period home full of character and charm. Importantly, the property is neither listed nor situated within a conservation area, making future improvements and ongoing maintenance considerably more straightforward.

The accommodation comprises an entrance porch leading into a well-appointed kitchen fitted with a range of wall and base units, generous work surfaces, extractor hood, space for a freestanding cooker and undercounter fridge, tiled flooring, and space for a dining table. Additional features include an understairs cupboard/larder and access to a practical utility room with plumbing for a washing machine, tiled floor, and an access door to the front.

The spacious sitting room provides an inviting living space centred around a wood-burning stove, with front and side aspect windows allowing for plenty of natural light, and stairs rising to the first floor.

Upstairs, there are three bedrooms together with a family bathroom fitted with a low-level WC, pedestal wash hand basin, and bath with shower over. From the landing, a staircase leads to a useful attic area incorporating a separate store cupboard housing the gas boiler.

## OUTSIDE

Externally, the property benefits from a driveway providing off-road parking for two vehicles. The garden is positioned to the front of the house and comprises a paved terrace ideal

for al fresco dining and entertaining, a lawned area, and a variety of mature trees.

## LOCATION & LIFESTYLE

Perfectly positioned just a short stroll from Bridport's bustling town centre, the property offers unrivalled access to a wide mix of shops, cafés, restaurants and the town's popular twice-weekly market. The stunning harbour and beach at West Bay lie just two miles to the south, offering easy access to the iconic Jurassic Coast and the Southwest Coast Path.

The surrounding landscape is designated as an Area of Outstanding Natural Beauty, with scenic riverside walks and countryside trails on the doorstep. The county town of Dorchester is approximately 16 miles to the east, offering further amenities and mainline rail services to London Waterloo.

## PROPERTY TENURE

Freehold

Section 157 residency occupancy restriction. Contact agent for more details.

## INFORMATION

Heating Type: Gas central heating. New combi boiler Jan 2025.

Broadband: Standard & Superfast Available (Ofcom Data)

Mobile phone coverage: Network coverage good with major most major networks (Ofcom Data)

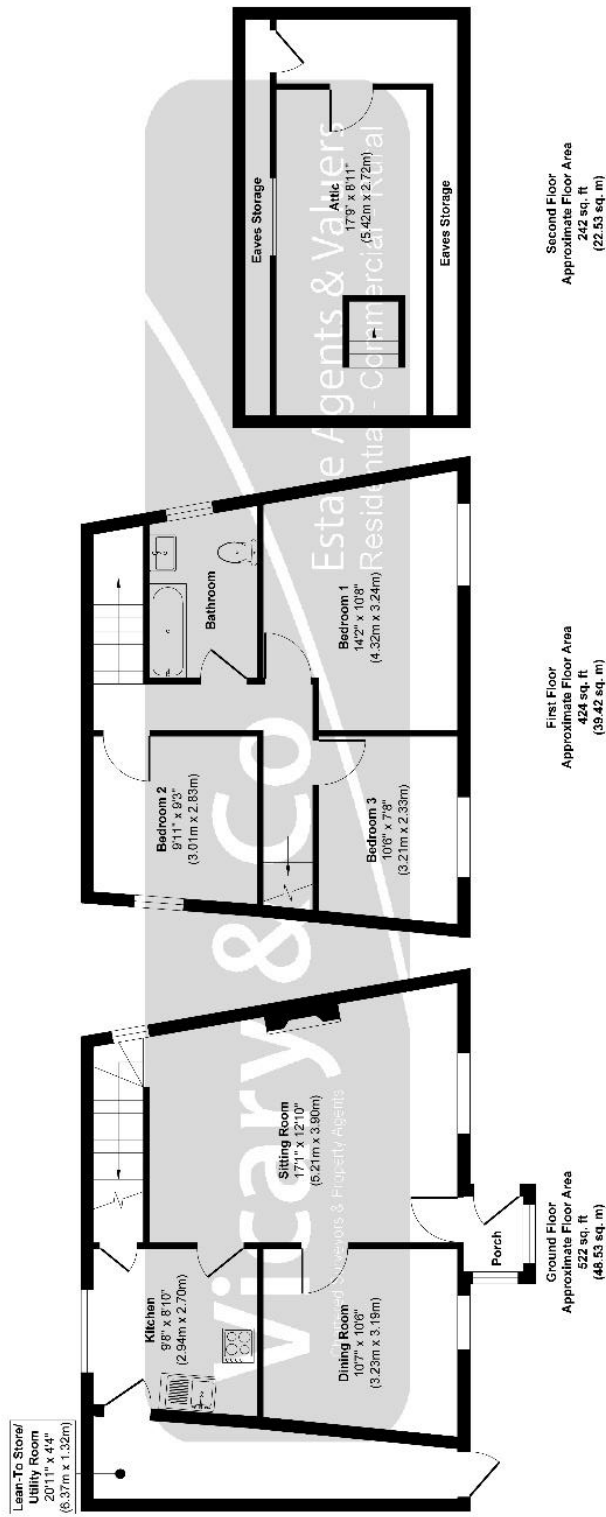
Council Tax Band: C (Dorset Council)

## PARKING

There is ample parking for a couple of vehicles in front of the house.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		





Approx. Gross Internal Floor Area 1188 sq. ft / 110.48 sq. m

Produced by Elements Property



**Important Information:**  
All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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